

ZONING

325 Attachment 7

Township of Springettsbury

Area and Bulk Requirements for Permitted Uses

N-C and N-C/H District

[Amended 4-22-2010 by Ord. No. 2010-04; 5-26-2022 by Ord. No. 2022-03]

N-C and N-C/H District Permitted Uses	Front Yard Setback Minimum ¹ (feet)	Front Yard Setback Maximum (feet)	Rear Yard Setback Minimum (feet)	Side Yard Setback Minimum (feet)	Maximum Building Height ² (feet)	Minimum Lot Size	Maximum Percentage Lot Coverage
Permitted Principal Uses							
(1) Detached single-family dwelling	20	None	25	10	35	7,500 square feet	40%
(2) Attached single-family dwelling	15	None	25	15 (end of row)	35	2,500 square feet	40%
(3) Semi-attached single-family dwelling	15	None	25	15	35	3,500 square feet	40%
(4) Group home	20	None	25	10	35	7,500 square feet	40%
(5) Two-family dwelling	15	None	25	15	35	7,500 square feet	40%
(6)(a) Multifamily dwelling in the N-C District	20	None	25	15	35	Density factor of 40 per acre	75%
(6)(b) Multifamily dwelling in the N-C/H District	20	None	25	15	35	Density factor of 30 per acre	75%
(7) General office	10	None	30	15	35	15,000 square feet	75%
(8) Professional office	10	None	30	15	35	15,000 square feet	75%
(9) Medical office and/or laboratory	10	None	30	15	35	15,000 square feet	75%
(10) Mortuary	10	None	30	15	35	15,000 square feet	75%
(11) Retail and service uses ³	10	20	25	15	35	15,000 square feet	75%
(12) Private membership club	10	None	30	15	35	15,000 square feet	75%
(13) House of worship	10	None	30	15	35	15,000 square feet	75%
(14) Library	10	None	30	15	35	15,000 square feet	75%
(15) Government office	10	None	30	15	35	15,000 square feet	75%
(16) Mixed use	10	20	30	15	35	15,000 square feet	75%

SPRINGETTSBURY CODE

N-C and N-C/H District Permitted Uses	Front Yard Setback Minimum¹ (feet)	Front Yard Setback Maximum (feet)	Rear Yard Setback Minimum (feet)	Side Yard Setback Minimum (feet)	Maximum Building Height² (feet)	Minimum Lot Size	Maximum Percentage Lot Coverage
(17) Public parks and playgrounds	20	None	30	15	35	1 acre	20%
(18) Public or private school	10	None	30	15	35	1 acre	75%
Uses by Special Exception							
(1) Boardinghouses	20	None	30	15	35	15,000 square feet	50%
(2) Group quarters	20	None	30	15	35	7,500 square feet	40%
(3) Domiciliary care unit	20	None	30	15	35	7,500 square feet	50%
(4) Skilled nursing facility	20	None	30	15	35	1 acre	75%
(5) Assisted living facility	20	None	30	15	35	1 acre	75%
(6) Dwelling unit conversion	20	None	30	15	35	7,500 square feet	75%

¹ Except that front setbacks on an arterial street shall be at least 25 feet.

² See § 325-34E for exceptions to height limitations.

³ Retail and service uses are not permitted in the N-C/H District.